

Document #4613

5/21/85

MEMORANDUM

May 21, 1985

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: MUHAMMAD ALI-SALAAM, DUDLEY PROJECT MANAGER

SUBJECT: KITTREDGE SQUARE URBAN RENEWAL AREA PROJECT NO. MASS.R-167
TENTATIVE DESIGNATION OF REDEVELOPER

SUMMARY: This memorandum request that the Authority tentatively designate Contractor's Association of Boston, Inc. (CAB) of 25 Center Street, Roxbury as the Redeveloper of certain parcels located in the Kittredge Square Urban Renewal Area.

The following properties listed below have been vacant for 10 years and have come to the city through the tax foreclosure process and subsequently transferred to the Authority:

Address

8 Alvah Kittredge Square
21 Morley Street
20-22 Dorr Street
67 Highland Street
75 Highland Street
79 Highland Street

The Authority has been frustrated in the past when attempting to dispose of these buildings individually. Consequently we have decided to repackage these properties as a group and have included the recently acquired Highland Street properties in order to make the package marketable.

Twenty-four units will be rehabilitated and marketed as condominiums or limited equity cooperatives, and targeted to the moderate income home buyer.

The developer is the Contractors Association of Boston, Inc. (CAB). CAB is a local, neighborhood based, non-profit organization that has generated support for this project. The Joint Development Committee of the Roxbury Highlands, comprised of representatives from the following organizations:

Roxbury Highlands Historical Society
Roxbury Highlands Neighborhood Association
Fort Hill Neighborhood Association
Juniper Street Association

All of the above have expressed support for this project and are working with CAB on the design standards and marketing strategy for the units. This is the first project within Kittredge Square to have demonstrated such a high degree of community involvement.

The financing for this project is anticipated from the MFHA Home Mortgage Loan Program, equity participation and private lending institutions.

I therefore recommend that the Authority tentatively designate Contractors Association of Boston as redeveloper of the aforementioned properties in the Kittredge Square Urban Renewal Area.

An appropriate resolution is attached.

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: TENTATIVE DESIGNATION OF CONTRACTORS ASSOCIATION OF BOSTON
DISPOSITION PARCELS (REFERENCED ON PAGE 2)
IN THE KITTREDGE SQUARE (R-167) URBAN RENEWAL AREA
PROJECT NO. MASS. R-24

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the Kittredge Square (R-167) Urban Renewal Area, Project No. Mass. R-24, (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, Contractors Association of Boston has expressed an interest in and has submitted a satisfactory proposal for the development of Disposition Parcel (referenced on Page 2) in the Kittredge Square Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Contractors Association of Boston be and hereby is tentatively designated as Redeveloper of Disposition Parcel (referenced on Page 2) in the Kittredge Square (R-167) Urban Renewal Area subject to:
 - (a) Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;
 - (b) Publication of all public disclosure and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Acts of 1949, as amended;
 - (c) Submission within ninety (90) days in a form satisfactory to the Authority of:
 - (i) Evidence of the availability of necessary equity funds, as needed; and
 - (ii) Evidence of firm financial commitments from banks or other lending institutions; and

- (iii) Final Working Drawings and Specifications; and
- (iv) Proposed development and rental schedule.
- (v) Evidence of community support.

2. That disposal of Parcels (referenced below) by negotiation is the appropriate method of making the parcels available for redevelopment.

3. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

4. That the developer be and hereby are authorized to petition the Board of Appeals for any zoning changes that may be necessary to complete the proposed development.

5. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).

8 Alvah Kittredge Square
20-22 Door Street
67 Highland Street
75 Highland Street
79 Highland Street
21 Morley Street



Location map - R 167 Kitteridge Sq. Urban Renewal Project

Roxbury Highlands Neighborhood Association, Inc.



Serving the Roxbury Highlands/Fort Hill/Highland Park Community

April 12, 1985

Mr. Muhammad Ali-Salaam
Boston Redevelopment Authority
1 City Hall Square
Boston, Ma 02201

Dear Muhammad:

This letter fulfills the oral agreement mutually reached on April 3, 1985; between yourself as Senior Planner of the B.R.A., The Contractor's Association of Boston (C.A.B.) and the Joint Development Committee representing amalgamated members of the Roxbury Highlands Neighborhood Association (R.H.N.A.), The Roxbury Highlands Historical Society and the Fort Hill Civic Association. This oral agreement regards the B.R.A.'s intention to designate C.A.B. developer of specific properties in the Highland Park-Roxbury Highlands Neighborhood.

Due to years of dedicated efforts on the part of residents who have kept the spirit of pride in this community alive - when there was little to no support from city or state agencies, mortgage institutions or major developer interests - this community is now particularly vulnerable to the speculative intentions of outside interests which threaten to interrupt the "family" oriented nature of this neighborhood by rampant speculation and callous overdevelopment.

In many ways, the people and organizations of Highland Park-Roxbury Highlands have long demonstrated their awareness of our community's potential. Although many residents feel that the recent surge in interest spurred by the Authority's 'Dudley Plan' is a "day late and a dollar short", we are nevertheless cautiously optimistic that state and city officials have finally gotten our message. However we do not intend to let anyone forget the countless meetings where promises and guarantees were tendered offering full participation to community residents in the process.

The Joint Development Committee as a sub-committee representing the larger organizations in this community supports the Contractor's Association of Boston's proposals to develop: #8 Kittredge Square, #67, #75 and #79 Highland Street, #'s 19 and 21 Morley Street and 22-20 Dorr Street; If the following conditions are met:

1. That the B.R.A. acknowledge in writing, their intention to honor and recognize the involvement of The Roxbury Highlands Neighborhood Association, The Roxbury Highlands Historical Society and the Fort Hill Civic Association through their designated representative, The Joint Development Committee, in the process of choosing and advising developers interested in Highland Park-Roxbury Highlands properties under B.R.A. auspices. This to include a statement of willingness to establish a long-term relationship with these groups through their designated sub-committee which speaks for the greater interests of all residents in this community.

2. That the B.R.A. include the Joint Development Committee in all phases of development proposals under serious consideration by the B.R.A. for this neighborhood in a timely manner which would allow the Committee to notify and inform the general memberships of the organizations it represents.

3. That the B.R.A. inform prospective developers of this agreement and provide opportunity for joint meetings where input from residents can be incorporated; from the planning stages to final disposition of any properties developed under the auspices of the Authority.

4. That C.A.B. indicate in writing it's willingness to honor this agreement, and to regard community suggestions and ideas as invaluable resources for successful conclusion of this project and that the B.R.A. require all other Roxbury Highlands-Highland Park developers under their auspices to formally acknowledge this agreement as well.

5. That the B.R.A. and C.A.B. agree to meet and/or solicit written input on a regular basis from the Committee and must demonstrate good faith by incorporating community input into the final and true plans for this project and that the B.R.A. agree to this arrangement on any and all future proposals for development in this community which might fall under their auspices.

6. That the B.R.A. and C.A.B. include in it's projections the following considerations which have already been expressed by members of the Joint Development Committee:

- a) Our desire to facilitate prospects for increased equity opportunities within this community.
- b) Our concerns for preserving the historical integrity of our community and that any developer work in concert with the Project Manager and staff of the Roxbury Heritage Park Program.
- c) That design proposals include considerations for resident parking, adequate greenspace, budget allowances which permit use of quality construction materials throughout.
- d) that the Committee be included in the final disposition process of the properties which determines the method of sale or rentals - with emphasis on providing first opportunity for acquisition to community residents.

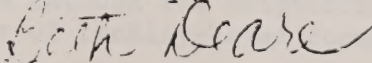
The Joint Development Committee will exhibit good faith by maintaining a high level of visible participation in this process for as long as necessary and will also promise to inform and keep up to date, the general memberships of the organizations represented by the Committee with respect to our progress on this and any other future development projects.

The Joint Development Committee looks forward to working with both the B.R.A and C.A.B. as well as with other developers under B.R.A. consideration and hope this relationship will stand as a model of public-private partnership for urban development in Boston.

As you know, I will be away until May 2, 1985 and have asked Walter Krueckl (445-1435) and Napoleon Jones-Henderson (427-8325) to serve as contacts in my absence.

Again, thank you for your sensitivity to our concerns and your support of our efforts.

Sincerely,



Beth Deare

President

BD:abd

cc: Steven Coyle

Walt Williams

David Lee

Joint Development Committee members



THE COMMONWEALTH OF MASSACHUSETTS
MASSACHUSETTS HOUSING FINANCE AGENCY
50 MILK STREET
BOSTON, MASSACHUSETTS 02109 • (617) 451-3480

MARVIN M. SIFLINGER
Executive Director

May 9, 1985

John B. Cruz Construction Co., Inc.
10 Fairway Street
Mattapan, MA 02126

ATTENTION: John B. Cruz, III

RE: CONTRACTOR'S ASSOCIATION OF BOSTON PROPOSAL TO B.R.A. FOR
SALE HOUSING IN KITTREDGE SQUARE:#8 ALVAH KITIREDEGE
67 & 79 HIGHLAND ST., 21 & 19 MORLEY STREET AND
20 & 22 DORR STREET - TOTAL 24 UNITS

Dear John:

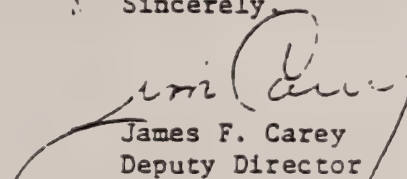
I enjoyed talking with you today about the subject proposal for the Highland Park area. MHFA has operated for the past two years a Neighborhood Rehabilitation Program through the Neighborhood Development and Employment Agency and a number of locally-based community organizations throughout the city of Boston.

We will request proposals for Neighborhood Rehabilitation Set-Aside Funds in July or early August for our September bond issue.

Please be advised that the Agency would look favorably on your proposal for the Highland Park area upon its submission from a Certifying Agency. I suggest that you contact either NDEA or any of the community-based organizations mentioned in the enclosed program brochure regarding the submission of a Neighborhood Rehabilitation Program Set Aside for the Agency fall bond issue.

I look forward to working with you on this exciting proposal.

Sincerely,


James F. Carey
Deputy Director

Enclosure

cc: Marvin Siflinger
Paul Grogan, NDEA

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
PART I - REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE¹

Form Approved
OMB No. 63R-0887

A. REDEVELOPER AND LAND

Contractor's Association of Boston, Inc.

1. a. Name of Redeveloper:

b. Address and ZIP Code of Redeveloper: 25 Centre Street, Roxbury, MA 02119

c. IRS Number of Redeveloper: Application pending

2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

Boston Redevelopment Authority

(Name of Local Public Agency)

in (Alpha) Kittredge Square Urban Renewal Area

(Name of Urban Renewal or Redevelopments Project Area)

in the City of Boston

, State of MA

is described as follows²

3. If the Redeveloper is not an individual doing business under his own name, the Redeveloper has the status indicated below and is organized or operating under the laws of MA:

☐ A corporation.

☒ A nonprofit or charitable institution or corporation.

☐ A partnership known as

☐ A business association or a joint venture known as

☐ A Federal, State, or local government; or instrumentality thereof.

☐ Other (explain)

4. If the Redeveloper is not an individual or a government agency or instrumentality, give date of organization:

5. Names, addresses, title of position (if any), and nature and extent of the interest of the officers and principal members, shareholders, and investors of the Redeveloper, other than a government agency or instrumentality, are set forth as follows:

See attached copy of Articles of Association

¹ If space on this form is inadequate for any requested information, it should be furnished on an attached page which is referred to under the appropriate numbered item on the form.

² Any convenient means of identifying the land (such as block and lot numbers or street boundaries) is sufficient. A description by metes and bounds or other technical description is acceptable, but not required.

PART I - REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE (Continued)

- a. If the Redeveloper is a corporation, the officers, directors or trustees, and each stockholder owning more than 10% of any class of stock¹. N/A
- b. If the Redeveloper is a nonprofit or charitable institution or corporation, the members who constitute the board of trustees or board of directors or similar governing body. (C.A.B.'s Board)
- c. If the Redeveloper is a partnership, each partner, whether a general or limited partner, and either the percent of interest or a description of the character and extent of interest. N/A
- d. If the Redeveloper is a business association or a joint venture, each participant and either the percent of interest or a description of the character and extent of interest. N/A
- e. If the Redeveloper is some other entity, the officers, the members of the governing body, and each person having an interest of more than 10%. SEE ATTACHED

NAME, ADDRESS, AND ZIP CODEPOSITION TITLE (if any) AND PERCENT OF INTEREST OR
DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

SEE ATTACHED

6. Name, address, and nature and extent of interest of each person or entity (not named in response to Item 5) who has a beneficial interest in any of the shareholders or investors named in response to Item 5 which gives such person or entity more than a computed 10% interest in the Redeveloper (for example, more than 20% of the stock in a corporation which holds 50% of the stock of the Redeveloper; or more than 50% of the stock in a corporation which holds 20% of the stock of the Redeveloper):

NAME, ADDRESS, AND ZIP CODEDESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

SEE ATTACHED

7. Names (if not given above) of officers and directors or trustees of any corporation or firm listed under Item 5 or Item 6 above:

SEE ATTACHED

B. RESIDENTIAL REDEVELOPMENT OR REHABILITATION

(The Redeveloper is to furnish the following information, but only if land is to be redeveloped or rehabilitated in whole or in part for residential purposes.)

¹ If a corporation is required to file periodic reports with the Federal Securities and Exchange Commission under Section 13 of the Securities Exchange Act of 1934, so state under this Item 5. In such case, the information referred to in this Item 5 and in Items 6 and 7 is not required to be furnished.

PART I - REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE (Continued)

Form Approved
OMB No. 63R-0867

1. State the Redeveloper's estimates, exclusive of payment for the land, for:

- a. Total cost of any residential redevelopment. \$ 1,688,233
- b. Cost per dwelling unit of any residential redevelopment. \$ 65,363
- c. Total cost of any residential rehabilitation \$
- d. Cost per dwelling unit of any residential rehabilitation \$ 65,363

2. a. State the Redeveloper's estimate of the average monthly rental (if to be rented) or average sale price (if to be sold) for each type and size of dwelling unit involved in such redevelopment or rehabilitation:

TYPE AND SIZE OF DWELLING UNIT	ESTIMATED AVERAGE MONTHLY RENTAL	ESTIMATED AVERAGE SALE PRICE
1 & 2 Bedroom	N/A	55 & 65,363

b. State the utilities and parking facilities, if any, included in the foregoing estimates of rentals:

N/A

c. State equipment, such as refrigerators, washing machines, air conditioners, if any, included in the foregoing estimates of sales prices:

CERTIFICATION

I (We) The Contractor's Association of Boston, Inc. (C.A.B.)

certify that this Redeveloper's Statement for Public Disclosure is true and correct to the best of my (our) knowledge and belief.²

Dated: 3/5/85

William Yang
Signature

Treasurer

Title

Address and ZIP Code

Dated: 3/5/85

David A. Lee
Signature

Secretary

Title

Address and ZIP Code

¹ If the Redeveloper is an individual, this statement should be signed by such individual; if a partnership, by one of the partners; if a corporation or other entity, by one of its chief officers having knowledge of the facts required by this statement.
² Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department of the United States.

PART II - REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY

(For Confidential Official Use of the Local Public Agency and the Department of Housing and Urban Development. Do Not Transmit to HUD Unless Requested or Item 8b is Answered "Yes.")

1. a. Name of Redeveloper: The Contractor's Association of Boston, Inc. (C.A.B.)

b. Address and ZIP Code of Redeveloper: 25 Centre Street, Roxbury, MA 02119

2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

Boston Re-Development Authority

(Name of Local Public Agency)

in (Alpha) Kittredge Square Urban Renewal Area

(Name of Urban Renewal or Redevelopment Project Area)

in the City of Boston, State of MA
is described as follows:

3. Is the Redeveloper a subsidiary of or affiliated with any other corporation or corporations or any other firm or firms?

☐ YES ☐ NO

If Yes, list each such corporation or firm by name and address, specify its relationship to the Redeveloper, and identify the officers and directors or trustees common to the Redeveloper and such other corporation or firm.

4. a. The financial condition of the Redeveloper, as of To be submitted at a later date, 1985, is as reflected in the attached financial statement.

(NOTE: Attach to this statement a certified financial statement showing the assets and the liabilities, including contingent liabilities, fully itemized in accordance with accepted accounting standards and based on a proper audit. If the date of the certified financial statement precedes the date of this submission by more than six months, also attach an interim balance sheet not more than 60 days old.)

b. Name and address of auditor or public accountant who performed the audit on which said financial statement is based: Merline Bell

5. If funds for the development of the land are to be obtained from sources other than the Redeveloper's own funds, a statement of the Redeveloper's plan for financing the acquisition and development of the land:

M.H.F.A. single family home program, along with N.D.E.A..

PART II - REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY (Continued)

6. Sources and amount of cash available to Redeveloper to meet equity requirements of the proposed undertaking:

a. In banks:

NAME, ADDRESS, AND ZIP CODE OF BANK

AMOUNT

\$

To be submitted following designation as developer.

b. By loans from affiliated or associated corporations or firms:

NAME, ADDRESS, AND ZIP CODE OF SOURCE

AMOUNT

\$

To be submitted following designation as developer.

c. By sale of readily salable assets:

DESCRIPTION

MARKET VALUE

\$

MORTGAGES OR LIENS

\$

7. Names and addresses of bank references:

Shawmut Bank, (Mattapan Branch);

8. a. Has the Redeveloper or (if any) the parent corporation, or any subsidiary or affiliated corporation of the Redeveloper or said parent corporation, or any of the Redeveloper's officers or principal members, shareholders or investors, or other interested parties (as listed in the responses to Items 5.6. and 7 of the Redeveloper's Statement for Public Disclosure and referred to herein as "principals of the Redeveloper") been adjudged bankrupt, either voluntary or involuntary, within the past 10 years? ☐ YES ☒ NO

If Yes, give date, place, and under what name.

- b. Has the Redeveloper or anyone referred to above as "principals of the Redeveloper" been indicted for or convicted of any felony within the past 10 years? ☐ YES ☒ NO

If Yes, give for each case (1) date, (2) charge, (3) place, (4) Court, and (5) action taken. Attach any explanation deemed necessary.

9. a. Undertakings, comparable to the proposed redevelopment work, which have been completed by the Redeveloper or any of the principals of the Redeveloper, including identification and brief description of each project and date of completion: (See continuation sheet page (7))

Firehouse;

PART II - REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY (Continued)

- b. If the Redeveloper or any of the principals of the Redeveloper has ever been an employee, in a supervisory capacity, for construction contractor or builder on undertakings comparable to the proposed redevelopment work, name of such employee, name and address of employer, title of position, and brief description of work:

John Cruz, III, President, Cruz Construction
 Millicent Young, Ebony Development Corporation
 John Higginbottom, Higginbottom Construction

10. Other federally aided urban renewal projects under Title I of the Housing Act of 1949, as amended, in which the Redeveloper or any of the principals of the Redeveloper is or has been the redeveloper, or a stockholder, officer, director or trustee, or partner of such a redeveloper: None

11. If the Redeveloper or a parent corporation, a subsidiary, an affiliate, or a principal of the Redeveloper is to participate in the development of the land as a construction contractor or builder: We are putting our work out to bid. See appendix () for association list.

- a. Name and address of such contractor or builder:

To be determined through competitive bid process with members of the Association.

- b. Has such contractor or builder within the last 10 years ever failed to qualify as a responsible bidder, refused to enter into a contract after an award has been made, or failed to complete a construction or development contract?

If Yes, explain:

☐ YES ☒ NO

- c. Total amount of construction or development work performed by such contractor or builder during the last three years: \$ N/A

General description of such work:

Members have experience in all phases of construction and development.

- d. Construction contracts or developments now being performed by such contractor or builder:

IDENTIFICATION OF
CONTRACT OR DEVELOPMENT

LOCATION

AMOUNT
\$

DATE TO BE
COMPLETED

N/A

PART II - REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY (Continued)

e. Outstanding construction-contract bids of such contractor or builder: (None)

AWARDING AGENCY

AMOUNT

\$

DATE OPENED

12. Brief statement respecting equipment, experience, financial capacity, and other resources available to such contractor or builder for the performance of the work involved in the redevelopment of the land, specifying particularly the qualifications of the personnel, the nature of the equipment, and the general experience of the contractor:

13. a. Does any member of the governing body of the Local Public Agency to which the accompanying bid or proposal is being made or any officer or employee of the Local Public Agency who exercises any functions or responsibilities in connection with the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal?

☐ YES ☒ NO

If Yes, explain.

b. Does any member of the governing body of the locality in which the Urban Renewal Area is situated or any other public official of the locality, who exercises any functions or responsibilities in the review or approval of the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal?

☐ YES ☒ NO

If Yes, explain.

14. Statements and other evidence of the Redeveloper's qualifications and financial responsibility (other than the financial statement referred to in Item 4a) are attached hereto and hereby made a part hereof as follows:

CERTIFICATION

I (We)¹ The Contractor's Association of Boston, Inc. ();

certify that this Redeveloper's Statement of Qualifications and Financial Responsibility and the attached evidence of the Redeveloper's qualifications and financial responsibility, including financial statements, are true and correct to the best of my (our) knowledge and belief.²

Dated: May 17, 1985Dated: May 17, 1985

Millicent Young
Signature
Millicent Young
Treasurer of the Corporation
Title

David A. Lee
Signature
David A. Lee
Clerk of the Corporation
Title

25 Centre Street, Roxbury, MA 02119

Address and ZIP Code

25 Centre Street, Roxbury, MA 02119

Address and ZIP Code

¹ If the Redeveloper is a corporation, this statement should be signed by the President and Secretary of the corporation; if an individual, by such individual; if a partnership, by one of the partners; if an entity not having a president and secretary, by one of its chief officers having knowledge of the financial status and qualifications of the Redeveloper.

² Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department